

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BELL §

That we, Kelly J. Machardy and Jeanine Sandefur, being the sole owners of the 1.430 acre tract of land in Bell County, Texas, being part of the G. W. Farris Survey, Abstract No. 306, and the land herein described being part of a called 20.12 acre tract conveyed to Kelly J. Machardy (1/3%), by Final Decree of Divorce, of record in Case #227,975-D, District Court Records of Bell County, Texas, and conveyed to Jeanine Sandefur (1/3%) in Probate of Last Will and Testament, of record in Case #22,704, District Court Records of Bell County, Texas, and 1/3% in Volume 5012, Page 141, Official Public Records of Real Property, Bell County, Texas, approve and consent to all dedications and plat note requirements shown hereon. We do hereby approve recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as KILLEEN G2K FLORENCE ADDITION.

We do hereby adopt said plat as an addition to Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto, and for all other purposes do hereby dedicate to the County of Bell, all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities, when and as authorized by the County of Bell. The utility easements shown on said plat are dedicated to the public, for the installation and maintenance of any and all public utilities, which the County may elect to install and maintain or permit to be installed and maintained.

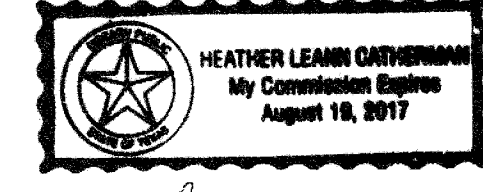
Easements are reserved as shown on the plat, plus required onto all lots in this subdivision, for the construction and perpetual maintenance of poles, wires and fixtures for electric and telephone service, and to trim any trees which may interfere or threaten to interfere the maintenance of such lines with right of ingress to and egress from across said premises to employees of said utilities. Said easements are also to extend along any owner's side and rear property lines in case of fractional lots.

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if the wires or cables carried by such pole lines pass over a portion of said lots as long as such lines do not hinder the buildings on any lots in this subdivision.

All public roadways and easements as shown on this plat are free of liens.

Kelly J. Machardy
Kelly J. Machardy, Owner Date

Before me, the undersigned authority, on this day personally appeared Kelly J. Machardy known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.



Heather Leann Cunningham
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires August 19, 2017

Jeanine Sandefur 9-26-13
Jeanine Sandefur, Owner Date

Before me, the undersigned authority, on this day personally appeared Jeanine Sandefur known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.



Heather Leann Cunningham
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires August 19, 2017

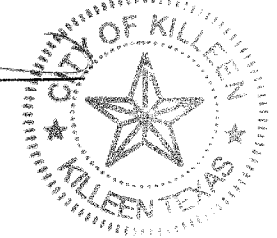
APPROVED this 28 day of October, 2013 by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

John Baker
CHAIRMAN, PLANNING COMMISSION

Ficki Hawker
SECRETARY, PLANNING COMMISSION

APPROVED this 12 day of Nov, 2013 by the City Council of the City of Killeen, Bell County, Texas.

Samuel H. ...
MAYOR, CITY OF KILLEEN

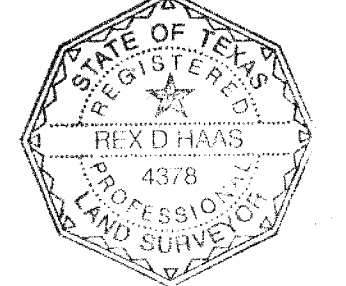


Doranna Barker
ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.

Rex D. Haas
Rex D. Haas
Registered Professional
Land Surveyor, No. 4378.



- NOTES:
- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0240E, effective date September 26, 2008 for Bell County, Texas.

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.
Dated this 30 day of October, A.D. 2013
BELL COUNTY TAX APPRAISAL DISTRICT
By: *benf*

FILED FOR RECORD this 5th day of December, 2013, In Year 2013
Plat # 58, Plat Records of Bell County, Texas. Dedication Instrument # 2013-00051730, Official Public Records of Real Property, Bell County, Texas.

RE FINAL PLAT, P1				
ELEV: 567.45				
N: 10568134.28				
E: 31056721.11				
NO.	DATE	CITY OF KILLEEN COMMENTS	DATE	BY
1	10/16/2013			

KILLEEN G2K FLORENCE ADDITION
KILLEEN, BELL COUNTY, TEXAS
FINAL PLAT
SHEET TITLE



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1000 W. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
PROF. REG. NO. 100294-00
TEXAS BOARD OF PROFESSIONAL ENGINEERS

